



MEMORANDUM

*Tallahassee-Leon County
Planning Department*

To: Members of the Tallahassee / Leon County Planning Commission
From: Enid Ehrbar, Senior Planner
Date: April 14, 2003, 2003
Subject: Consistency: Reducing Advertising Time for Rezoning Public Hearing

The Planning Department staff has been asked to review the proposed revisions to Chapter 10; Article X, Division 2, Section 10-840.2.C, "Procedures for official zoning map amendment" and Chapter 10, Article X, Division 2 Section 10-840.3.D, "Procedures for amendment to textual and development requirements in this code" of the Leon County Code of Laws. This ordinance change reduces the number of calendar days from 30 to 15 that a zoning change and land development code (LDR) change for a notice of public hearing must be advertised in a newspaper of general circulation. Staff has reviewed the proposed changes in relation to the Comprehensive Plan policies and finds the proposed ordinance consistent with the Plan based on the limited policy language contained in the Plan. The direction from the Planning Commission Attorney has been to find an item consistent with the Comprehensive Plan if the Plan does not address the issue. The Comprehensive Plan does not directly address requirements of public notification as it relates to rezoning or LDR changes.

After processing a number of ordinances and zoning changes it became evident to staff that a shorter advertising time period would make for more efficient use of staff resources without causing any undue burden on the public. The advertising will remain the same as well as the public hearing process. The timeline between when the advertising is placed in the paper and the public hearing is all that is being modified. This proposed revision would not require an amendment to the Planning Commission By-laws.

The Plan is silent on the notification issues and therefore there is not a consistency issue with the Plan. Staff views this change as a more efficient way to utilize existing staff resources without impacting the amount or quality of the public input.

Cc: Val Hubbard
Jean Gregory